

041.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

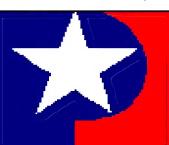
856,200 / 856,200

USE VALUE:

856,200 / 856,200

ASSESSED:

856,200 / 856,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		RAWSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DROHAN DUANE E-ETAL	
Owner 2: DROHAN BERNADINE F	
Owner 3:	

Street 1: 122 RAWSON RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							27839
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

PREVIOUS ASSESSMENT							Parcel ID	041.0-0002-0013.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	412,400	0	4,500.	444,000	856,400	856,400	Year End Roll	12/18/2019
2019	104	FV	321,800	0	4,500.	471,800	793,600	793,600	Year End Roll	1/3/2019
2018	104	FV	321,800	0	4,500.	344,100	665,900	665,900	Year End Roll	12/20/2017
2017	104	FV	302,200	0	4,500.	299,700	601,900	601,900	Year End Roll	1/3/2017
2016	104	FV	302,200	0	4,500.	255,300	557,500	557,500	Year End	1/4/2016
2015	104	FV	269,900	0	4,500.	249,800	519,700	519,700	Year End Roll	12/11/2014
2014	104	FV	269,900	0	4,500.	205,400	475,300	475,300	Year End Roll	12/16/2013
2013	104	FV	280,600	0	4,500.	195,400	476,000	476,000		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	11474-234		3/19/1968	Family	No No N

BUILDING PERMITS																		ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
11/10/2018		MEAS&NOTICE							HS			Hanne S												
3/27/2009		Meas/Inspect							201			PATRIOT												
3/21/2000		Inspected							263			PATRIOT												
2/28/2000		Measured							264			PATRIOT												
8/16/1993									KT															

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			SCUTTLE HOLE.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1													
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals RM: 11 BR: 5 Bath: 2 HB													
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:		1	6	3	2												
Sec Int Wall:	Economic:		%	Additions:		1	5	2	1												
Partition: T - Typical	Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood	Override:		%	Baths:																	
Sec Floors:	Total:	31	%	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical				Totals	2	11	5														
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.0-0002-0013.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
1	Metal Shed	D	Y	18X6		A	PR	1980		0.00	T	49.9	104								
More: N	Total Yard Items:			Total Special Features:			Total:														